



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 05/25/06

Project No.: _____ - PA - _____

Coordinator: Kim Chafin

Case No.: _____ - _____ - _____

Project Name: Scott Toyota

Project Location: 6850 E. McDowell Rd., Scottsdale, AZ, 85257

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3

Proposed Zoning: C-3 (no change)

Number of Buildings: 4 demo, 1 new, 1 existing

Parcel Size: 221,593 SF

Gross Floor Area/Total Units: 166,339 (all levels)

Floor Area Ratio/Density: 42% (footprint only)

Parking Required: 113 stalls

Parking Provided: 383 (including bldg)

Setbacks: N - 50'-0"

S - 35'-0"

E - 0'-0"

W - 0'-0"

Description of Request:

We are requesting a Use Permit for the existing Automotive Dealership at the above listed address. This Application is being submitted because the Owner would like to make some major changes to the facilities on-site, beyond the scope allowed by the original Use Permit, per the City of Scottsdale, AZ. The site use will not change from its current use as an Automotive Dealership, which is an allowed use in C-3 zones.

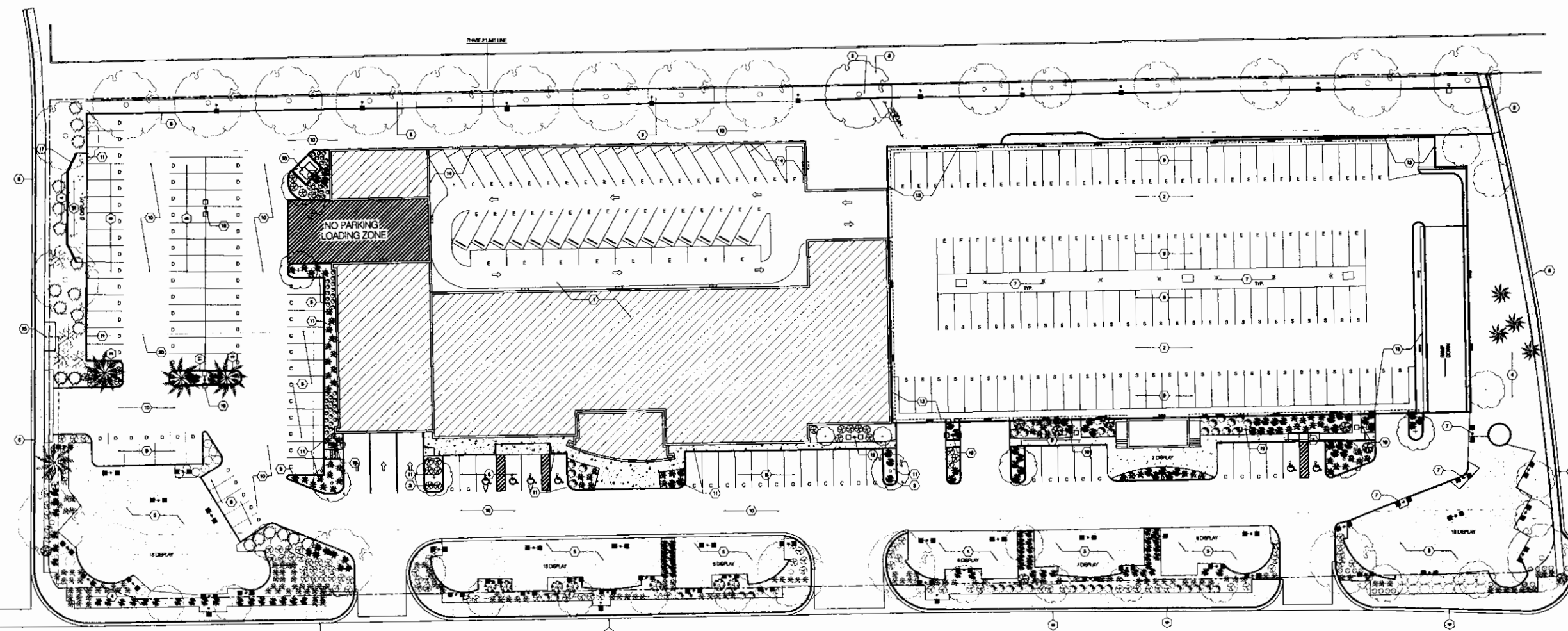
Phase 1: Demolition of a portion of the buildings on-site (four total). The existing site is to be re-graded during this phase and prepared for Phase 2. It is intended that the existing streetscape landscaping, as designed and installed by the City of Scottsdale, is to remain in place and be protected during both phases. The facility is to be in operation through Phase 1 & 2, though the Vehicle Service Department will be relocated off-site temporarily. Fire lanes will remain in-place throughout both phases.

Phase 2: Construction of the proposed new Dealership facility allowing for an overall increase of usable open space along McDowell Road and 68th street. This new facility will house offices, showroom area, customer areas and Service Bays that meet current Toyota Corporate standards. It is designed to meet these standards on the exterior as well, incorporating Composite Metal Panels, Mirror translucent panels, aluminum storefront, EIFS and painted or split-face CMU to create a facade that blends with adjacent structures and uses. New areas of landscaping are to be created and are to be planted to match the existing landscaping that was to remain during Phase 1. The delivery truck travel path will utilize the dead-end section of 69th Street, the fire lane along the North edge of the property and the drive aisle along the West end of the new facility. Outdoor lighting, particularly along the North edge of the property, is to be restricted to the existing hours of operation when they fall within hours of darkness:

Monday-Friday 7:00 AM - 9:00 PM, Saturday 7:00 AM - 8:00 PM, Sunday 10:00 AM - 6:00 PM

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



A1 OVERALL SITE PLAN
SCALE 1" = 80'

OUTDOOR PARKING KEY	
E = EMPLOYEE	18
C = CUSTOMER	16
S = VEHICLE STORAGE	57
D = VEHICLE DISPLAY	126
SA = ADA PARKING	4
VA = ACCESSIBLE ADA PARKING	2
PARKING LANDSCAPING	308
TOTAL PROPOSED OUTDOOR PARKING	113
TOTAL REQUIRED OUTDOOR PARKING	113

PROJECT DATA

	ALLOWED REQUIRED	PROPOSED
FLOOR AREA (SQ. FT.)	177,274	185,308
VOLUME (CU. YD.)	2,172,266	2,285,172
OPEN SPACE (SQ. FT.)	41,387	43,782
FRONTAGE OPEN SPACE	21,604	26,375
PARKING LANDSCAPING	3,807	4,189
BUILDING HEIGHT	36'-0"	34'-0"
% OF LOT AREA DEVOTED TO OUTDOOR VEHICLE DISPLAY	0.08	0.08

SITE LIGHTING KEY

EXISTING SINGLE HEAD	EXISTING DOUBLE HEAD
EXISTING QUAD HEAD	EXISTING QUAD HEAD
EXISTING BOLLARD	EXISTING BOLLARD
EXISTING WALL MOUNTED	EXISTING WALL MOUNTED

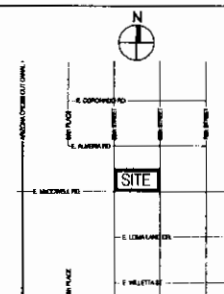
REFERENCE NOTES - PHASE ONE

1. NEW BUILDING
2. EXISTING BUILDING
3. NEW LANDSCAPING MATCH EXISTING
4. EXISTING LANDSCAPING BY CITY TO REMAIN
5. EXISTING VEHICLE DISPLAY AREAS
6. EXISTING CONCRETE CURB AND CUTTER
7. EXISTING SITE LIGHTING
8. NEW PARKED STOPPING
9. EXISTING PARKING STOPPING
10. NEW CONCRETE CURB AND CUTTER
11. NEW CONCRETE CURB AND CUTTER
12. NEW SITE WALL, REFLECTION MATCH EXISTING
13. EXISTING 7' OFF ROOF SURFACE MASONRY PARAPET
14. NEW 7' OFF ROOF SURFACE MASONRY / SCREEN WALL
15. EXISTING BUS STOP TO REMAIN NO MODIFICATIONS
16. NEW CHALKBOARD ENCLOSURE
17. NEW 24" TALL CHALKBOARD TO MATCH EXISTING
18. NEW CAR DISPLAY AREA
19. NEW SITE LIGHT
20. EXISTING PARKING LINE

GENERAL NOTES

1. MAINTAIN ALL FIRE LINES DURING CONSTRUCTION
2. LANDSCAPING OF THE SITE SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION

KEY PLAN



SCOTT TOYOTA
6850 E. McDOWELL ROAD
SCOTTSDALE, AZ 85257
PHASE 3 - FINAL SITE PLAN

PROJECT NAME: SCOTT TOYOTA
DATE: 05-25-2006
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
SCALE: AS SHOWN
PHASE 3 FINAL SITE & LIGHTING PLAN
AS-101.3